

No. S-246877
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

NATIONAL BANK OF CANADA

PETITIONER

AND:

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP, MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP., 8826 JIM BAILEY LTD., 375 POTTERTON LTD., GENESIS MANNA HOLDINGS LTD. AND ALLION HOLDINGS LTD.

RESPONDENTS

AMENDMENT OF RECEIVERSHIP ORDER

BEFORE THE HONOURABLE) THURSDAY THE 12TH DAY OF
JUSTICE FITZPATRICK) FEBRUARY 2026
)

ON THE APPLICATION of Institutional Mortgage Capital Canada Inc., as general partner of IMC Limited Partnership (“**IMC**”), for an Order pursuant to ~~Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended (the “BIA”)~~ and Section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, as amended (the “**LEA**”), appointing FTI Consulting Canada Inc. (“**FTI**”) as Receiver and Manager (in such capacity, the “**Receiver**”) without security, of the Property (defined below) coming on for hearing this day at Vancouver, British Columbia. AND ON READING the Affidavit #1 of Ariel Mossman made on January 28, 2026, Affidavit #1 of Ryan Fernandes made October 9, 2024; AND ON HEARING Bryan C. Gibbons and Noor Mann, counsel for IMC, and other counsel listed on **Schedule “A”** hereto, and no-one else appearing, although duly served;

THIS COURT ORDERS AND DECLARES that:

Amendment of the Receivership Order

1. Capitalized terms used but not otherwise defined herein shall have the meaning given to them in the receivership order granted by this Honourable Court on May 8, 2025 (the “**Receivership Order**”).
2. The Receiver is hereby appointed as the Receiver of all of the right, title and interest of Manna Industrial Fund (Value-Add) Limited Partnership (“**Manna LP**”) in and to Manna Industrial Brampton Limited Partnership (the “**Brampton LP Property**”) on the same terms, and with the same powers and charges in its favour, as the Receiver was appointed

pursuant to the Receivership Order. For the purposes of this Order and the Receivership Order, the defined term "Property" as set out in the Receivership Order shall be amended to include the Brampton LP Property, and every reference to "Property" in the Receivership Order shall be read and interpreted to include, without limitation, the Brampton LP Property.

- 3. Poulus Ensom Smith LLP shall transfer any and all funds received from Folger Rubinoff LLP in connection with the Brampton LP Property to the Receiver.
- 4. The Receiver is empowered and authorized to voluntarily assign Manna LP into bankruptcy pursuant to section 49 of the *BIA. Bankruptcy + Insolvency Act* .
- 5. Except as expressly varied by this Order, the Receivership Order remains in full force and effect.

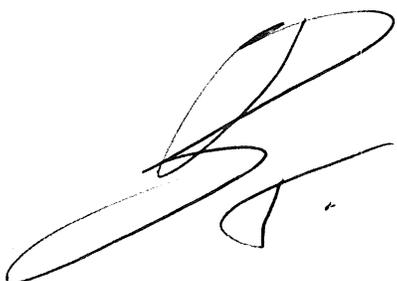
Service and Notice Protocol

- 6. Service of this Order shall be deemed good and sufficient by serving same on the persons who were served with this Notice of Application and any other parties attending or represented at the hearing of this application and by posting a copy of this Order on the Receiver's website.
- 7. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier.
- 8. The need for endorsement of this Order by counsel appearing on this application other than counsel for IMC is dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



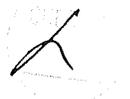
Noor Mann
Counsel for Institutional Mortgage Capital
Canada Inc., as general partner of IMC
Limited Partnership



By the Court:



Registrar



Schedule "A"

List of Counsel Appearing

Name of Counsel	Appearing For
Bryan Gibbons Noor Mann	Institutional Mortgage Capital Canada Inc., as general partner of IMC Limited Partnership
Claire Hildebrand	FTI Consulting Canada Inc.
Benjamin La Borie	Manna Industrial Fund (Value-Add) GP Corp.

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